

A PARTNERSHIP PROPOSAL

The Creation of a Goshen Civic Center





GOSHEN TOWNSHIP

Department of Community & Economic Development
6757 Goshen Road
Goshen, Ohio 45122

Dear Goshen School Board Member:

On behalf of the Goshen Board of Trustees and the Directors of the Goshen Community Improvement Corporation, I am submitting for your review and consideration this partnership proposal for the Goshen Civic Center.

The creation of this community-building facility is more than just concrete and fabric - it is a bold step forward in bringing a new level of cultural experience to the residents of Goshen. It supports a sense of community and on-going opportunities for human interaction. It even presents opportunities for the rehabilitation of Goshen's original town center.

I look forward to working with each of in the coming new year on this and other bold steps that will bring new and lasting opportunities to those of all ages who call Goshen their hometown.

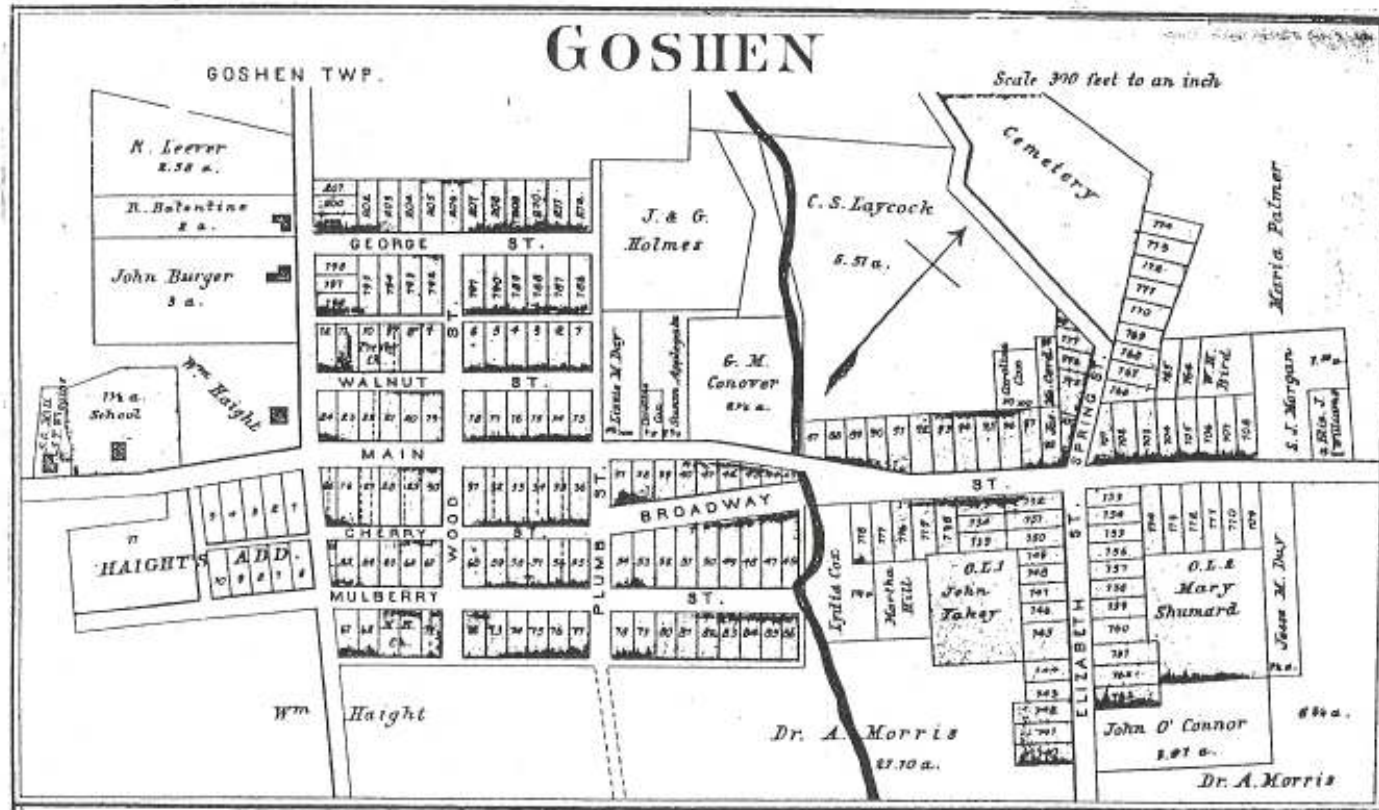
Sincerely,

Louis M. Ethridge

Director

THE GOSHEN CIVIC CENTER

An Opportunity for Community Growth



The original Goshen town center layout in 1818

The physical birthplace of the Goshen community was platted in 1818 with the creation of 168 land parcels between Goshen Road and Spring Street. Over the past 190-plus years, these land parcels have served as the sites for homes, churches, hotels, shops, and trades including blacksmiths, tinsmiths and wagon repairs. As recent as the 1970's, these sites were alive with retail, service, educational, and civic opportunities. Since then, the variety and concentrated level of human activity in Goshen's original town center has all but vanished. The establishment of a Civic Center in the heart of Goshen Township that will bring its visitors well-planned cultural and educational experiences that will breathe new life to the physical landscape and bring a long needed sense of place to the Goshen community.

THE GOSHEN CIVIC CENTER

An Opportunity for Community Growth



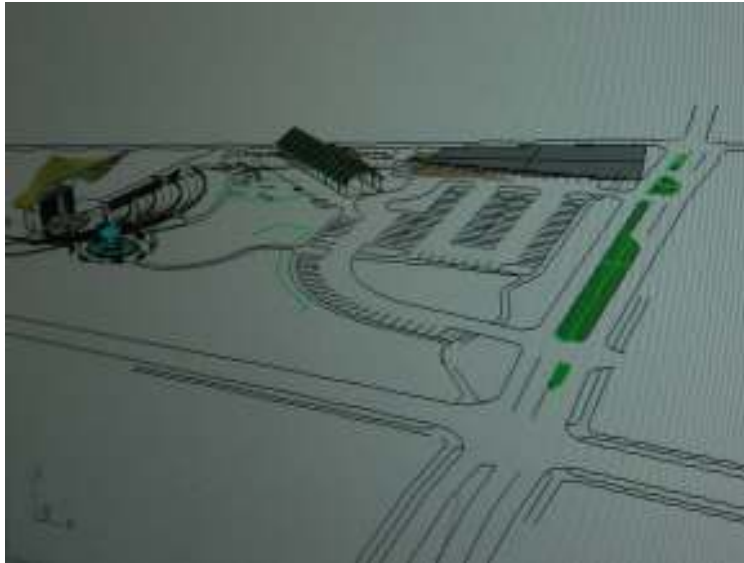
The Goshen
Civic Center
Concept Plan

Covering nearly eight acres, the Goshen Civic Center will provide community residents and visitors the opportunity to enjoy music, theater, dance, and lecture presentations from a 1,100 seat hillside amphitheater; enjoy the gardens and fountain in the memorial park; and visit the multi-purpose pavilion to buy vegetables, view art, or enjoy a wedding reception - all of which is located on a tree-lined boulevard.

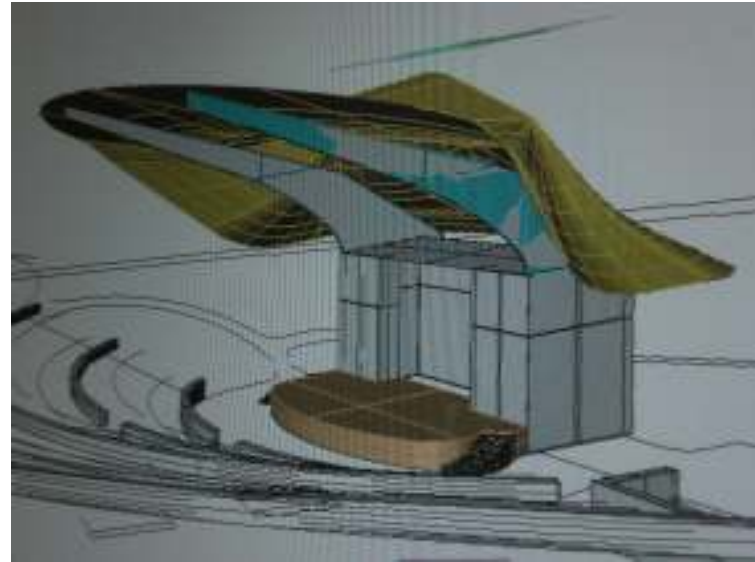
THE GOSHEN CIVIC CENTER

An Opportunity for Community Growth

Goshen Boulevard & Off Street Parking



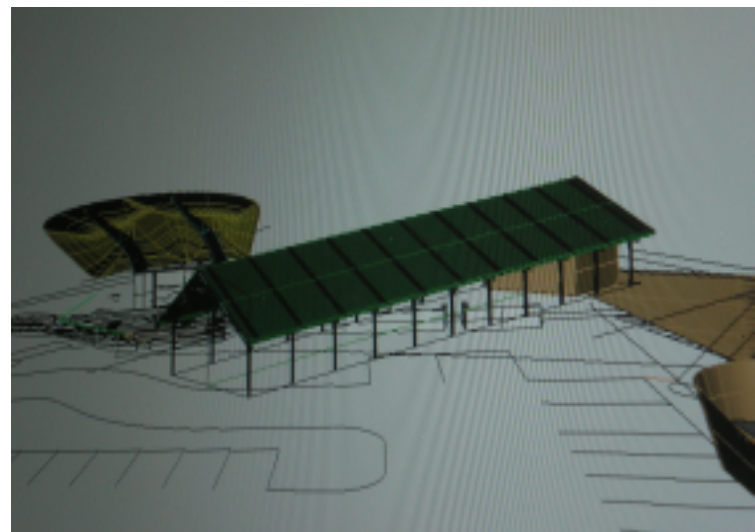
The Amphitheater & Stage with Solar Cell Roofing



The Memorial Park & Fountain



The Multi-Purpose Pavilion



THE GOSHEN CIVIC CENTER
An Opportunity for Community Growth

GOSHEN CIVIC CENTER CONSTRUCTION COST ESTIMATE		
Item #	CONSTRUCTION ELEMENT	COST ESTIMATE
1	Land acquisition (3 parcels - 3 acres)	\$ 117,000
2	Lead paint & asbestos removal (3 buildings - 31,000 square feet)	\$ 300,000
3	Building demolition and debris removal (9 buildings - 36,810 square feet)	\$ 200,000
4	Amphitheater seating area (earthwork, concrete and seating)	\$ 1,100,000
5	Amphitheater stage (concrete base and steel roofing)	\$ 800,000
5	Memorial fountain	\$ 100,000
6	Pavilion area (custom wrought iron detailed structure)	\$ 360,000
7	Sidewalks and parking lots	\$ 500,000
8	Estimated Total	\$ 3,477,000

THE GOSHEN CIVIC CENTER

An Opportunity for Community Growth



A flyover
view of the
Goshen
Civic Center
Site

Located in the heart of the originally platted community center of Goshen Township, the proposed Goshen Civic Center will bring new energy and spirit to the community that all started in 1818 by providing the next generation of residents, students, and visitors a sense of place and on-going opportunities to meet, talk, be entertained and most importantly to expand their learning experiences.

THE GOSHEN CIVIC CENTER
An Opportunity for Community Growth



The property footprint of the proposed Goshen Civic Center

The proposed 7.8 acre Goshen Civic Center site will be located on the northwest corner of SR 28 and Goshen Road. Approximately 1.6 acres of the site will need to be cleared of trees and brush; approximately .8 of an acre of a four (4) inch asphalt paving surface to be removed; and nine structures totaling nearly 37,000 square feet, 85% of which are contaminated with lead based paint and asbestos, will need to be raised and

THE GOSHEN CIVIC CENTER

An Opportunity for Community Growth



Distribution of land parcels that make up the proposed Civic Center site

THE GOSHEN CIVIC CENTER
An Opportunity for Community Growth

GOSHEN CIVIC CENTER LAND PARCEL CHARACTERISTICS						
MAP CODE	PROPERTY OWNER	PID #	ACREAGE	STRUCTURES & SQUARE FOOTAGE	TERRAIN FEATURES & GROUND COVER	PROPERTY VALUE
A	Lee Family Ltd. Partnership	112207I023	1.500	No Structures	Steep slope, brush and clusters of mature trees	\$80,000
B	Lee Family Ltd. Partnership	112207I 180	.922	No Structures	Moderate slope, mowed grass, no brush or trees	\$ 9,000
C	Lee Family Ltd. Partnership	112207I183	.947	Single family home 1,092 square feet Detached garage 1,152 square feet	Level parcel with direct access to SR 28	\$28,000
D	Goshen Board of Education	112207I024	4.070	Green School - 4 structures 31,160 square feet Pole buildings -2 structures. 4,050 square feet Frame shed - 1 structure 1,600 square feet	Level parcel with direct access to Goshen Road	-----
			7.44 acres	9 structures 36,810 square feet		\$117,000

Aerial photography as well as photographs taken at ground level reveals the hillside asset that the Civic Center Amphitheater is utilizing to its fullest. While there are clusters of brush and larger trees on these properties, their volumes do not present a prohibitive grubbing and clearing cost. Land acquisition costs associated with properties abutting the Green School site are anticipated to be modest. Although located in the heart of the township with excellent proximity to SR 28, slope conditions prove prohibitive to most development strategies. The estimated market value of parcel C is anticipated to be the most negotiable. The housing unit, built in the 1950's is smaller than the detached garage on this parcel. Although the Clermont County Auditor estimates the 100% of this house, garage and land package to be \$84,000, it is the land that is being purchased.

THE GOSHEN CIVIC CENTER

An Opportunity for Community Growth



THE GOSHEN CIVIC CENTER
An Opportunity for Community Growth



THE GOSHEN CIVIC CENTER

An Opportunity for Community Growth



THE GOSHEN CIVIC CENTER

An Opportunity for Community Growth



A PARTNERSHIP PROPOSAL

The Creation of a Goshen Civic Center

- The mission of the Goshen CIC is to advance, encourage, and promote the industrial, commercial and civic development of Goshen Township. It is an Ohio non-profit corporation created in the same manner as a charitable, arts or other corporation formed under Chapter 1724 of the Ohio Revised Code. The Goshen CIC is unique from a basic non-profit corporation in that it is designated by the Township as its independent "agent" for promoting industrial, commercial, and civic development. This "agent" designation allows Goshen Township to use the CIC for development purposes with fewer restrictions. As a corporation separate from Goshen Township government, the Goshen CIC can assume certain community-building activities that would be difficult for the Township to directly undertake. These community-building activities include borrowing money, making loans, purchasing real and personal property, and acquiring business assets, real estate and stock shares. Of the fourteen (14) directors on the Goshen CIC Board of Directors, six (43%) are appointed or elected government officials with remaining eight (57%) representing the business and civic community.

GOSHEN COMMUNITY IMPROVEMENT CORPORATION			
	BOARD OF DIRECTORS		BOARD OF DIRECTORS
1	T.J. Corcoran	(Business Owner)	X
2	Michael Keeley	(Program Administrator)	X
3	John Kuntz	(Accountant)	X
4	Louis Ethridge	(Strategic Planner)	X
5	Thomas Risk	(Business Owner)	X
6	Elben Miller	(Commercial Land Developer)	X
7	Kenneth Klosterman	(Business Owner)	X
8	Larry Mohrfield	(Business Owner)	X
9	William Hopple	(Fund Raiser/Program Director)	X
10	Dale Roe	(Civil Engineer/Land Developer)	X
11	Mary Gray	(Business Manager)	X
12	Jay Stewart	(Land Use Consultant/Attorney)	X
13	Kimberly Johnson	(Banking and Finance)	X
14	To Be Announced	(Educator/Civic Leader)	X
Totals		6 (43%)	14

A PARTNERSHIP PROPOSAL

The Creation of a Goshen Civic Center

- A variety of grants and low-interest loan opportunities are available from the State of Ohio that the Goshen Community Improvement Corporation will pursue to complete the Goshen Civic Center initiative. These include, but are not limited to, the following:

PUBLIC SECTOR GRANTS AND LOW INTEREST LOANS		
PROGRAM NAME	PROGRAM OVERVIEW	PROGRAM FUNDING
Access Roads Program Governor's Office of Appalachia	Provides reimbursement grants for road work (including engineering and right-of-way acquisition)	Total funds available: \$1,000,000
Comprehensive Downtown Revitalization Tier One Program Ohio Department of Development	Provides grants for projects that eliminate blighted conditions, improve infrastructure and stimulate economic development in central business districts	Grants up to \$15,000: 50 local match is required
Comprehensive Downtown Revitalization Tier Two Program Ohio Department of Development	Provides grants for projects that eliminate blighted conditions, improve infrastructure and stimulate economic development in central business districts	Grants up to \$400,000: 50% local match required
Local Transportation Improvement Program (LTIP) Ohio Public Works Commission	Provides grants for improvement to roads, bridges, and culverts	Grants cover up to 50% of new construction or roadway expansion projects
Nature Works Ohio Department of Natural Resources	Provides grants for the acquisition and development and rehabilitation of public park and recreation areas	Grant awards up to 75% of eligible costs
Recreational Trails Program Ohio Department of Natural Resources	Provides grants for projects related to recreational trails, including maintenance, acquisition, equipment, improving access, and educational programs	Grant awards of up to 80% of total project cost
Regional 166 Loan Program Ohio Department of Development	Provides low-interest loans for land and building acquisition, construction, expansion, or renovation and equipment purchases	Loans up to 40% for eligible costs with a maximum loan of \$350,000

A PARTNERSHIP PROPOSAL

The Creation of a Goshen Civic Center

PUBLIC SECTOR GRANTS AND LOW INTEREST LOANS		
PROGRAM NAME	PROGRAM OVERVIEW	PROGRAM FUNDING
CDBG Formula Grant Program Ohio Department of Development	Provides grant funds for non-entitlement communities for public works and infrastructure improvements to eliminate blighted areas.	Grants up to \$500,000
Outdoor Recreation - Acquisition, Development, and Planning U.S. Department of the Interior- National Park Service	Provides grants for the acquisition and development of outdoor recreation areas and facilities for the general public, to meet current and future needs	A maximum of 50% of total project costs may be federally funded, grants range from \$150,000 to \$5 million
Visual and Performing Arts Facilities Ohio Cultural Facilities Commission	Provides construction grants for the creation of cultural projects including amphitheaters, museums, etc.	Request for project sponsorship to be submitted to local elected official of the Ohio House of Representatives. No cap on request
Arts Access Ohio Arts Council	Provides grant funds for first-time applicants to the OAC, startup organizations, community-driven one-time projects and organizations with budgets under \$25,000.	100% match for every local dollar allocated to the project
Arts Partnerships Ohio Arts Council	Provides one- or two-year grants to support activities that enhance the quality of and access to learning in the arts for learners of all ages, backgrounds, experience levels and abilities.	100% match for every local dollar allocated to the project
Artist in Residence Ohio Arts Council	The Artist in Residence Program (AIR) grants places accomplished, professional artists in a variety of educational and community settings.	100% match for every local dollar allocated to the project

A PARTNERSHIP PROPOSAL

The Creation of a Goshen Civic Center

- Securing in-kind services and financial support from corporations, foundations, local businesses, and individuals will be pursued on an on-going basis by the Goshen Community Improvement Corporation to cover construction, maintenance and program management costs associated with the Goshen Civic Center initiative. These in-kind service and financial resources include, but are not limited to, the following:

CORPORATE, FOUNDATION AND INDIVIDUAL RESOURCES	
CORPORATION - FOUNDATION	FUNDING FOCUS
Fifth Third Foundation	Arts and Culture
Meijer Foundation	Educational Opportunities
Duke Energy Foundation	Arts and Culture
Kresge Foundation	Arts, Culture and Education
The Greater Cincinnati Foundation	Arts, Culture and Education
The Procter & Gamble Fund	Arts and Culture
Charles H. Dater Foundation	Arts and Education
PNC Foundation	Cultural Enrichment
The Whitaker Foundation	Outdoor Parks and the Arts
Delta Airlines Foundation	Arts and Culture
The General Motors Foundation, Inc.	Arts and Education
The Reinberger Foundation	Arts and Education
DaimlerChrysler Corporation Fund	Arts, Culture and Education
The Federated Department Stores Foundation	Grants for Schools
Fidelity Foundation	Arts and Culture

A PARTNERSHIP PROPOSAL

The Creation of a Goshen Civic Center

- The Goshen Community Improvement Corporation (GCIC) will be responsible for the demolition and construction of all facilities and amenities included in the Goshen Civic Center development design plan. A Civic Center Development Committee established by the GCIC Board of Directors, which will include no less than three (3) GCIC Directors, will be responsible for project oversight.
- To simplify the mandated bidding, purchasing, contracting, labor relations, and oversight requirements associated with changing the face of public school property, a legally binding contract will be executed between the Goshen Board of Education and the Goshen Community Improvement Corporation temporarily transferring ownership of the 4.03 acre Green School site for a specific construction time window not to exceed twelve (12) months. This transfer will be a fee-simple transaction at a cost not to exceed one hundred (100) dollars. Upon completion of Goshen Civic Center construction, the fee simple ownership of the 4.03 acres will be transferred back to the Goshen Board of Education.
- The Goshen Community Improvement Corporation (GCIC) will be responsible for the negotiation and purchase of three land parcels of abutting land needed to accommodate the facilities and features included in the Goshen Civic Center design plan. Currently, the GCIC has approximately \$400,000 in real estate holdings that can be utilized to cover an estimated \$117,000 in land acquisition costs for the Goshen Civic Center initiative.
- The Goshen Community Improvement Corporation will contract the services of an experienced professional to manage year-round Civic Center operations and events programming. This contract professional will report directly to a standing Cultural Arts Committee established by the GCIC Board of Directors. Members of this standing committee will include professional educators and at least three (3) GCIC Directors.
- The Goshen Community Improvement Corporation will seek to install a thin, flexible solar membrane on the roof of the amphitheater stage to reduce Civic Center energy costs by using this proven technology.

A PARTNERSHIP PROPOSAL

The Creation of a Goshen Civic Center

A BOLD STEP FORWARD

Supporting the move to partner with the newly formed Goshen Community Improvement Corporation is a very bold step. It is a step toward real possibilities for restoring and reinvigorating Goshen's sense of place. It brings to life our community values about the importance of human interaction, learning, and just having fun.

FACTS TO CONSIDER

- The Goshen Board of Education is in an enviable position of making a major contribution toward a higher caliber of learning opportunity and social interaction literally without spending a dime or giving up a square inch of ground.
- The cultural and educational opportunities that will appear on the Civic Center Amphitheater stage and in its Pavilion facility will be guided by Goshen's professional educators to bring the very best in theater, music, and dance experiences to the entire Goshen community.
- The four acres that once housed a building that would have cost the school system more than \$300,000 to right the environmental wrongs will be cleaned up and returned, free of charge to the District's land holdings inventory better than new.